179.0	0004	0018.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,600 / 666,600
					USE VALUE:	666,600 / 666,600
					ASSESSED:	666,600 / 666,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
459		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUNG VICTOR & JANET
Owner 2:	
Owner 3:	
Street 1:	2 ELENA ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,157 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Aluminum Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6157.000	243,300		423,300	666,600
Total Card	0.141	243,300		423,300	666,600
Total Parcel	0.141	243,300		423,300	666,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.07 | /Parcel: 363.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121638

GIS Ref

GIS Ref

Insp Date 07/13/18

!14091!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0004-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,300	0	6,157.	423,300	666,600	666,600	Year End Roll	12/18/2019
2019	101	FV	206,700	0	6,157.	417,200	623,900	623,900	Year End Roll	1/3/2019
2018	101	FV	199,300	0	6,157.	320,500	519,800	519,800	Year End Roll	12/20/2017
2017	101	FV	199,300	0	6,157.	302,400	501,700	501,700	Year End Roll	1/3/2017
2016	101	FV	199,300	0	6,157.	278,200	477,500	477,500	Year End	1/4/2016
2015	101	FV	187,000	0	6,157.	260,000	447,000	447,000	Year End Roll	12/11/2014
2014	101	FV	187,000	0	6,157.	239,500	426,500	426,500	Year End Roll	12/16/2013
2013	101	FV	187,000	0	6,157.	239,500	426,500	426,500		12/13/2012

PRINT

Date	Time
12/11/20	03:58:15

LAST REV

Date	Time
08/06/18	09:59:02
apro	
14091	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16385-580		8/1/1985		146,000	No	No		Y

USER DEFINED

Prior Id # 1:	121638
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Meas/Inspect	CC	Chris C
12/17/2008	Measured	336	PATRIOT
5/3/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6157		Sq. Ft.	Site		0	70.	0.98	6									423,297						423,300	

Total AC/HA: 0.14135 | Total SF/SM: 6157 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,297 | Spl Credit | Total: 423,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	141.175
Other Features:	80000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330544
Depreciation:	87264
Depreciated Total:	243280

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

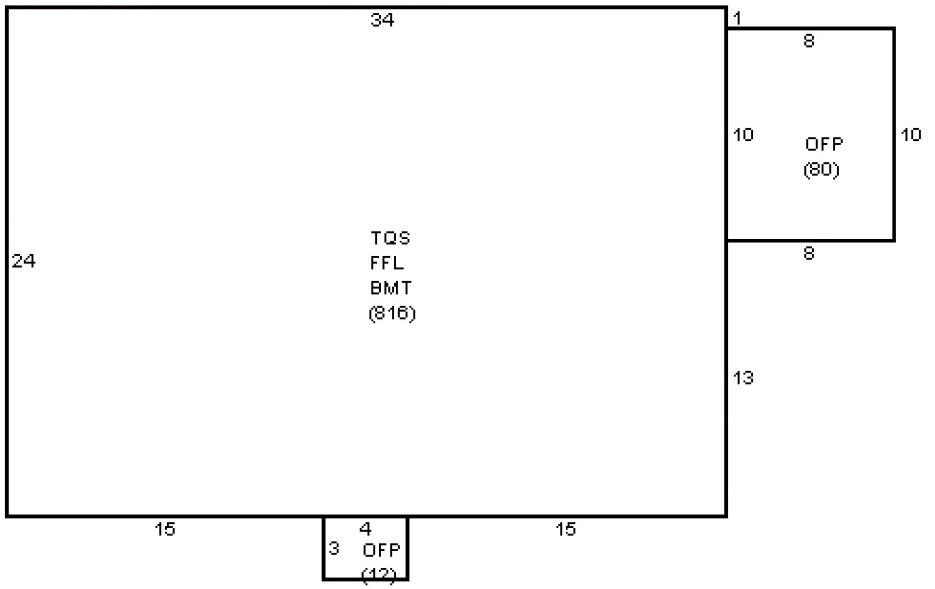
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.17
Special Features:	0	Val/Su Net:	104.15
Final Total:	243300	Val/Su SzAd	170.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	56.120	45,791
FFL	First Floor	816	141.170	115,198
TQS	3/4 Story	612	141.170	86,399
OFP	Open Porch	92	34.290	3,155
	Net Sketched Area:	2,336	Total:	250,543
Size Ad	1428	Gross Are	2540	FinArea 1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0004-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	